



## CITY OF MORGAN HILL

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### PLANNING COMMISSION MEETING

**SPECIAL MEETING**

**FEBRUARY 5, 2001**

**PRESENT:** Kennett, Lyle, Mueller, Pinion, Sullivan

**ABSENT:** Ridner

**LATE:** McMahon arrived at 7:17.

**STAFF:** City Attorney (CA) Leichter, Community Development Director (CDD) Bischoff, Planning Manager (PM) Rowe, and Minutes Clerk Johnson.

#### **SPECIAL MEETING**

Chair Kennett called the meeting to order at 7:03 p.m.

#### **DECLARATION - POSTING OF AGENDA**

Minutes Clerk Johnson certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

#### **PUBLIC COMMENTS**

Chair Kennett opened the floor to public comments.

There being none present who wished to speak, the public hearing was closed.

#### **OLD BUSINESS:**

1. **ZONING AMENDMENT, ZA-00-09: ST. LOUISE-SAN JOSE CHRISTIAN COLLEGE:** A request to amend the precise development plan under a PUD, Planned Unit Development District to allow the former St. Louise Hospital to be converted to a private college. The proposed zone amendment would only allow reuse of the existing hospital and office buildings. Maximum enrollment would be limited to 500 students. The project site is located at 18500 Saint Louise Dr., south of Cochrane Rd. and east of Hwy 101.

PM Rowe presented the resolutions, which had been prepared as directed. He explained there were two resolutions for perusal with the option being provided for adoption of either, or revisions as the Commissioners desired. Commissioner Sullivan commented that the resolution(s) presented “looked different” from those last week. PM Rowe clarified that Staff position had not changed, and consequently, two resolutions were prepared, with a choice of either/or/new/ elaborated being presented to the Commissioners.

Responding to questions regarding actions of continuance of the prior meeting, CA Leichter explained actions necessary for revisiting the negative declaration (EIR) as warranted. She further explained, with input from PM Rowe, the language and conditions of the prepared resolutions.

Commissioner Lyle asked whether a vote for denial of the requested rezoning had occurred? It was ascertained this action had not transpired.

Chair Kennett opened the public hearing.

There being none present who wished to speak, the public hearing was closed.

**COMMISSIONER McMAHON OFFERED RESOLUTION NO. 01-01,  
WITH A SECOND BY CHAIR KENNETT.**

Under discussion, Commissioner Lyle said he was voting against denial of the rezone, noting that a review of all the information presented has led him to believe that while a hospital would be of great benefit to the community, he now felt the College would be of value. He read a prepared statement of this announcement, with a list of five things which would keep the hospital from being a viable entity here. He stated his belief that if the rezone were denied, the City would be on a “high risk path”, noting that it is likely that there will be huge investments of time and money with no positive outcome for medical care for City residents.

Commissioner Sullivan said she also disagreed with a denial of the rezone. She said she had tried to find financial support for a hospital, but it appears the City can’t support it. Commissioner Sullivan said she would like to see the College and the City partner for sports. While she recognizes the College would not increase the City’s tax base, she believes the students will contribute to society and to the service sector of the City. Commissioner Sullivan questioned whether the Master Plan required in the past, indicating a full build-out, might not be different this time as this is a single building with the potential of a lot of uses. She compared this plan with the Cochrane Ranch Development. Commissioner Sullivan said it is important to see a vision for the City; and while the site might be best suited for a hospital, the College is a reasonable use for the site.

Commissioner Pinion said the property is zoned as a hospital site, the land is in the City

and should be used to enhance the medical care needs of the citizens. He noted that other properties in the city could be zoned for campus development, and said that the need for the campus might not be for several years. Commissioner Pinion said the City residents want a hospital and they should have one. He observed the fiscal viability of a hospital can be decided at the time of an EIR completion. He believes the Negative Declaration is inappropriate.

Commissioner Mueller questioned the economics of the proposed land use, saying the Commission and the City Council had not been allowed to view the complete plans for the project. He indicated there must have been a reason the former owner had placed a deed restriction on the property which prohibits health care operations. Commissioner Mueller said it is proper to have a phased approach to medical care on that site; it is viable for a hospital operation and the best use of the site. Commissioner Mueller further stated that according to the City's General Plan Policy 26A where a definition of a public facility land use area is found, there is language that request itemization of those units and further indicates costs to local government shall be minimized. He also noted that in comparing the two uses, the hospital has a higher value to the community.

Commissioner McMahon explained that a vote on the negative Declaration is not a vote against the college, but signified a vote against the lack of information provided. She said that studies of factors relating to ranking of cities for quality of life indicate a medical facility and a college were consistently ranked in the top 10. She said that her decision might be different on a vote on the negative declaration when a full EIR is warranted.

Chair Kennett indicated reluctance to change the PUD on a piece mill basis when the total project plans could be submitted. She cited concerns of traffic, the location which would quickly add residents and said she would want to know the effect of build out on the area. Chair Kennett said she likes both the hospital and the college, but believes the site is best for a hospital, noting in particular the ease of availability for traffic access. She believes the hospital would be used. Mostly, she said, it is a question of the timing of the rezone request, noting that the Commission had received limited information and more data should be reviewed to make a sound decision for the City.

**THE VOTE FOR ADOPTION OF RESOLUTION NO. 01-01 PASSED WITH THE FOLLOWING VOTE: AYES: KENNETT, McMAHON, MUELLER, PINION; NOES: LYLE, SULLIVAN; ABSENT: RIDNER.**

**COMMISSIONERS LYLE/SULLIVAN MOTIONED ADOPTION OF RESOLUTION NO. 01-02, WITH AMENDMENTS TO SECTION 2 AS NOTED IN THE PRESENTED LANGUAGE. THE MOTION PASSED, WITH ALL COMMISSIONERS PRESENT VOTING YES AND COMMISSIONER RIDNER ABSENT.**

Commissioners Lyle and Sullivan asked the record to show that in making the motion for Resolution No. 01-02, they were not voting to approve a change in zoning, but conditions of change.

The Commissioners asked several pertinent questions regarding the prior PUD, the necessity of a full EIR, signage on the property, potential population increases, and the neighborhood effects if large development occurred on sites such as the one under discussion. City Staff responded to the questions.

**ANNOUNCEMENTS:** Responding to Commissioner's questions, PM Rowe said Measure P packet(s) information would be mailed so the Commissioners could review the materials for the February 13, 2001 meeting. He also reminded Commissioners that the Planners Institute, to which they have been invited, has a reservation deadline.

**ADJOURNMENT:** There being no further business, Chair Kennett adjourned the meeting at 7:59 p.m.

**MINUTES RECORDED AND PREPARED BY:**

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**JUDI H. JOHNSON**  
**Minutes Clerk**